

Preliminary Environmental Inventory

Project Information					
PPMS ID #:	77562	Date:	09/30/2005	District SERP Coordinator:	Lemont, Stephen
Project Name:	Sycolin Road Park & Ride Lot	Field Review Date:	06/17/2005	Field Review Conducted By:	Lemont, Stephen
Router:	9999	City/County:	Loudoun	Zip code:	20175
Road Type:	Secondary	Lat:	39°04' 16"	Long:	-77°32' 58"
VDOT Prj #:	9999-053-292	Project Administered by Local Government:			Yes
Limits From:	APPROXIMATE LY 0.40 MILE SOUTH SCL TOWN OF LEESBURG	Target Advertisement Date:			
Limits to:		Funding Source:	Federal		
Additional Project Description:		Construct an approximately 20-acre, 700-space Park & Ride facility, on County owned property off Sycolin Road (Route 643). The facility will be owned, designed, built and operated by Loudoun County.			
Project Type:	Construction	Location Of Work:	Work within existing corridor	Road Conditions:	Existing Proposed
				Pavement Width (ft)	None Specified
				Right-of-way -width (ft)	
				Bridge/drain age structure?	
Resource Information					
Resource	Detailed Resource Information				Level Of Impact
Potential commercial, residential, or non-profit displacements	#Commercial: 0 #Residential: 0 #Non-Profit: 0 #Industrial: 0 Comments: There will be no displacements as a result of this project. The property on which the project will be constructed is already owned by Loudoun County. No right-of-way acquisition of any kind is contemplated.				No impact
Known hazardous materials/waste sites/landfills	Recorded hazmat sites: 0 Observed or potential sites: 0 DEQ's Real Estate Search Information online database provided a list of hazardous waste notifiers, solid waste management facilities.				No impact



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	<p>CERCLA sites, and environmental incidents within the project area. These databases were searched for potential impacts to known hazardous material sites on 08/10/2005. This search resulted in the identification of no hazardous material sites within the project area.</p> <p>Comments: On 06/22/2005, the VDOT Regional Hazardous Materials Manager reviewed the hazardous materials report (Earth Tech, Inc., Phase I Environmental Site Assessment, Shellhorn Property, Leesburg, Virginia 20175, August 2000) provided for the property by Loudoun County, and stated that the project is clear for hazardous materials as long as the County provides VDOT with a completed Form EQ-121 (Hazardous Materials Due Diligence Certification Form) prior to Advertisement.</p>	
Known underground storage tanks	<p>Recorded tank sites: 0</p> <p>Observed or potential sites: 0</p> <p>DEQ's Leaking Underground Storage Tank database is contained in VDOT'S GIS Integrator under DEQ Petroleum Release Sites. This database was searched for potential impacts to known underground storage tanks on 08/10/2005. This search resulted in the identification of no underground storage tanks within the project area.</p>	No impact
Air quality	<p>Recorded Area : Non-Attainment area</p> <p>Volatile Organic Compound : Y</p> <p>control area:</p> <p>Comments: DEQ Air (06/17/2005)- The proposed project is located in an ozone nonattainment area. The applicable state air pollution regulations for this construction project are as follows: 9 VAC 5-50-90, Fugitive Dust and Emissions Control; 9 VAC 5-40-5620, Open Burning Requirements; and 9 VAC 5-40-5510, Cutback Asphalt Prohibition (during the months of April through October). The project site is also located in a state volatile organic compound and nitrogen oxides emission control area.</p>	Unknown
Public parks and recreation areas	<p>Parks: Phil Bolen Recreation Memorial Park areas:</p> <p>DCR's Virginia Outdoors Plan was searched for potential impacts to public parks and recreation areas. These resources are present within or adjacent to the project area.</p> <p>Comments: According to Loudoun County, there will be no use of property planned for the proposed Phil Bolen Memorial Park.</p>	No impact

Public waterfowl/wildlife refuges	<p>Refuges: None Virginia Land None Holdings:</p> <p>VDGIF's online Fish and Wildlife Information Service database and DCR's Virginia Outdoors Plan was searched for potential impacts to public waterfowl/wildlife refuges and Virginia Land holdings. These resources are not present within or adjacent to the project.</p> <p>Comments:</p>	No impact
Agricultural/forested districts	<p>Number of agricultural districts: 0</p> <p>Number of forestal districts: 0</p> <p>Anticipated # of acres impacted in Agricultural/forestal operation: 0</p> <p>Anticipated # of acres impacted in Agricultural/forestal district: 0</p> <p>Comments:</p>	No impact
Farm land	<p>Name or Location of farm: None</p> <p>Acres impacted: 0</p> <p>Comments:</p>	No impact
Forest land	<p>Name or Location of forest:</p> <p>Acres impacted:</p> <p>Comments: DOF (07/11/2005) - No comments based on conversion of less than 20 acres of forest.</p>	No impact
Existing open space easement	<p>Number and locations of easements: 0</p> <p>Comments: VOF 0- There was no coordination with VOF because, based on GIS Integrator database search on 06/15/2005, there are no VOF easements within 1 mile of the project site.</p>	No impact
Geology of site	<p>Location of areas of concern: None</p> <p>Comments: DMME (06/22/2005)- No impact to the geology or mineral resources.</p>	No impact
Public water supply	<p>Location of public water supply: See comments</p> <p>VDH's public water supply information is contained in VDOT's GIS Integrator under Surface Water Intake, Surface Water Intake Watersheds, Wells and Springs, and Wells and Springs Protection Zones. This database was searched for potential impacts to known public water supplies on 08/10/2005. This search resulted in the identification of potential for public water supplies within the project area.</p> <p>Comments: There are two surface water intakes/intake watersheds located within 5 miles of the project site, one to the northeast and the other to the south. On 08/17/2005, VDH commented that the Office of Drinking Water has no objections to this project.</p>	Unknown

Scenic resources	<p>Wild and scenic rivers: 0</p> <p>Virginia Byways: 0</p> <p>DCR's Virginia Outdoors Plan was searched for potential impacts to Wild and Scenic Rivers. Virginia Byways Map was searched for potential impacts to State Scenic Byways. These resources are not present within or adjacent to the project area.</p> <p>Comments:</p>	No impact
Threatened or endangered species	<p>DGIF identified a FE, FT, SE or ST terrestrial or aquatic species in their Collections database within a 2 mile radius of the project, therefore the project is under review by VDOT's Biologist: N</p> <p>DCR identified a FE, FT, SE or ST plant or insect species in the VDACS/DCR database, therefore the project is under review by VDOT's Biologist: N</p> <p>VDOT's Biologist has reviewed the available information and determined the Level of Impact at this stage :</p> <p>Comments: DCR/VDACS(07/13/2005)The current activity will not affect any documented state-listed plants or insects.</p> <p>VDOT (08/10/2005)-A two-mile radius search was conducted on the Department of Game and Inland Fisheries Online Fish and Wildlife Information Service to identify any threatened or endangered species.</p> <p>DGIF (08/24/2005)-We do not anticipate significant adverse impacts upon listed wildlife resources under our jurisdiction as a result of this project. We recommend strict erosion and sediment control. We recommend that the stormwater controls for this project be designed to replicate and maintain the hydrographic condition of the site prior to the change in landscape. This should include, but not be limited to, utilizing bioretention areas, and minimizing the use of curb and gutter in favor of grassed swales. Bioretention areas (also called rain gardens) and grass swales are components of Low Impact Development (LID). They are designed to capture stormwater runoff as close to the source as possible and allow it to slowly infiltrate into the surrounding soil. They benefit natural resources by filtering pollutants and decreasing downstream runoff volumes.</p>	No impact
Natural heritage resources	<p>Documented? : Y</p> <p>Site visit performed by DCR? : N</p> <p>Date Site visit performed? :</p> <p>Comments: DCR (07/13/2005)- Biotics documents the presence of natural heritage resources in the project area. However, due to the scope of the activity and the distance to the resource, we do not anticipate that this project will adversely impact these natural heritage resources.</p>	No impact

Trout waters	Location : A search of VDGIF's online Fish and Wildlife Information Service database revealed no trout waters within 2 miles of the protection area. Comments:	None No impact
Anadromous fish	Location : A search of VDGIF's online Fish and Wildlife Information Service database revealed no anadromous fish waters within 2 miles of the protection area. Comments:	None No impact
Known shellfish grounds	Location : Comments:	None No impact
100-year floodplain areas	FEMA FIRM Community Panel Number : Within 100-year floodplain ? Comments:	51107C0235D N No impact
Existing public access to waterways	Access Exist? : Recreation Use Bridge The bridge listed in the Inventory of Bridges with Recreational Use provided by DCR. Comments:	N None No impact
Federal Property	Name or Location : Comments:	None No impact
Historic resource	Previously recorded architectural resources ? : Previously recorded archaeological resources ? : Area of Potential Effects : Effect determination : Studies Needed to ID Historic Properties : Comments : This project has been cleared using the Step 2 method as described in the 1999 Programmatic Agreement between the VDOT	No Yes The ARC APE is the construction footprint and all associated easements while the AH APE is the project's footprint enhanced by manmade and natural features. No Historic Properties Present or Affected NONE



and VDHR.

Water quality permits	Streams involved? : Y	Unknown
	If yes, name of stream(s): Tributary to Sycolin Creek	
	If yes, streamflow is: Tributary to Sycolin Creek is < 5 Sq.Miles	
	Wetlands involved? : Y	Unknown
	If yes, amount of impact: > 1/3 Acre	
	Are permits required? : N	
	If yes, type of permit required :	
	Comments : VMRC (-) VMRC has no jurisdiction over this area and therefore has no comments on this project.	
	DEQ-Water : (06/20/2005)-Based on the scope of work an onsite survey should be conducted to determine the location, extent, and type of surface waters present. Loudoun County should avoid and minimize impacts to surface waters to the greatest extent practicable. Compensation for unavoidable impacts may be required. Based on the information provided, a VWP Permit may be required for unavoidable impacts to surface waters. If the project involves a bridge or culvert installation or replacement, the County should determine if natural stream channel design measures can be employed. Address the feasibility of installing instream structures such as a crossvane and/or constructing bankfull benches and/or recreating pre-existing streambanks. If the project involves bank stabilization using riprap or other channel "hardening" measures, the County should determine if natural stream channel design measures can be employed. Address the feasibility of installing instream structures such as J-hook vanes and/or constructing a bankfull bench. The County should attempt to eliminate or reduce the amount of riprap to the greatest extent possible. VDOT Water Resources Staff Comments (06/29/2005) - Based on site conditions and on the County's preliminary site plan and statement that there will be no construction in streams or wetlands, a U.S. Army Corps of Engineers Individual Section 404 Permit would not be required for this project. Depending on the final design, other water quality permits may be required. For this locally administered project, the County is responsible for obtaining all required water quality permits.	

Overall Project Comments:

The findings in this PEI are a preliminary step in gathering environmental information about the

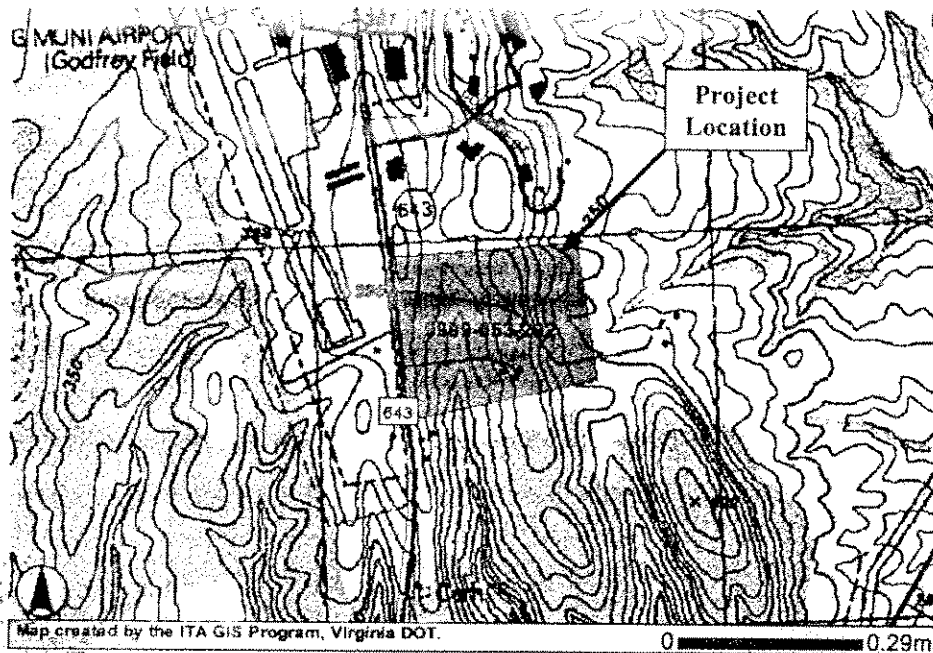


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human and natural resources in the project study area. Continuing coordination with agencies will be necessary to verify further need for studies, surveys, permit types, and clearances. The PET is not a substitute for the studies and agency coordination necessary to identify specific project impacts. Following are outstanding issues from SERP. For this locally administered project, Loudoun County will need to: (1) Provide VDOT with a completed Form EQ-121 (Hazardous Materials Due Diligence Certification Form) prior to Advertisement. (2) Comply with applicable state air pollution regulations during construction, as identified above under Air Quality. (3) Avoid permanent or temporary use of lands planned for the proposed Phil Bolen Memorial Park and of any other parkland. (4) Prevent impacts to public water supplies (surface water intakes/intake watersheds) as a result of this project. (5) Take note of the Virginia Department of Game and Inland Fisheries' comments, provided above under Threatened or Endangered Species. (6) Provide evidence to VDOT of updated threatened and endangered species coordination prior to Advertisement, using Form EQ-555 (Water Quality Permits and Natural Resource Due Diligence Certification Form). (7) Obtain all water quality permits that may be required for this project; and document that by providing VDOT with Form EQ-555 prior to Advertisement. (8) See also the comments of the Virginia Department of Environmental Quality-Water Division under Water Quality Permits above.





- Legend**
- Selected Features
 - CEDAR Projects
 - Jurisdictions
 - VDOT Districts
 - Railways
 - Roads
 - Interstate
 - US Highway Primary
 - Secondary
 - Other
 - Interstate Ramp
 - Ramp
 - Frontage
 - Interstate Frontage
 - Streams